

COURT ORDERED PUBLIC AUCTION THURSDAY OCTOBER 3rd at 5:30 PM

2 or 3 BED, 2 BATH PATIO HOME



- Nice East Side Location!
- 1,250+/- SQFT of Living Space!
- Lots of Potential with Just a Little TLC!
- Vaulted Ceilings & Attached 1 Car Garage!
- Auction Ordered by US Bankruptcy Court!

1700 GREENCASTLE DR in EVANSVILLE, IN;
From S Green River Rd, go East on Covert,
to Right on Shoshoni Ln, to Left on Crossfield,
to Left on Foxcross, to Left on Greencastle.



This cute patio home is perfect for the investor or anyone willing to do some minor repairs / updating. The first floor offers approximately 880 square feet of living space including a living room with a fireplace. There is a nice size master bedroom with access to the downstairs full bath and large closet. The eat-in kitchen includes modern appliances, and the sun room can easily be turned into a third bedroom.

Upstairs is a neat bonus room that is most often utilized as a loft bedroom. There is an attached full bath with another large closet.

Other features and amenities include vaulted ceilings, concrete patio, and a one car attached garage. Please make your plans now to come bid your price on this great opportunity!

Year Built: 1994

Lot Size: 45x93

Approx Rm Sizes: Kitchen 12.5x12; Living Rm 20x12; Sun Rm/
Bedroom 12.7x11; Master Bedroom 12.5x11.5; Loft Bedroom 15x15

Total Sqft: 1,250+/-

Schools: Caze Elementary; McGary Middle; Harrison High

Taxes: \$1,033.90 Per Semi Annual Installment with No Exemptions.

Terms: **No Buyer's Premium!** A 5% deposit will be required immediately following auction. This may be in the form of a personal or business check. The balance will be due & payable at closing within 45 days. Buyer(s) will be guaranteed good merchantable title and will assume the real estate taxes starting with the Fall 2019 installment. The property is selling on an AS IS basis and subject to seller approval.





12600 N Green River Road
Evansville, IN 47725
(812) 467-0227

SELLER: R. Stephen LaPlante, Trustee

AUCTIONEERS: Trent Sohn #AU19700067,
Don Sohn #AU01000328, Doug Emig
#AU10700088, AC#30000226



SHOWINGS: SUNDAY SEPTEMBER 29th 12 NOON – 2 or CALL

Auction what you own with Sohn! www.SohnAndAssociates.com 1-800-357-4031

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